

Stamp Duties Act 1923

Section 71DB | Information Circular No 48 | Information Circular No 68

Application for Stamp Duty Concession - up to 21 June 2017 on the Purchase of an Off-The-Plan Apartment

This Application is to claim a stamp duty concession on a transfer of a new apartment or substantially refurbished apartment pursuant to a contract entered into from 31 May 2012 to 21 June 2017.

The Concession applies to a purchase of an off-the-plan apartment located:

Between 20 June 2016 and 21 June 2017

on land within South Australia.

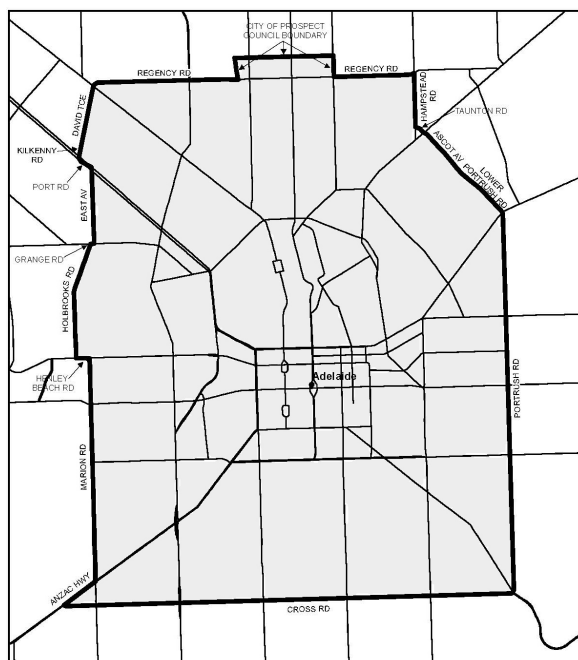
Between 28 October 2013 and 19 June 2016

on land within, or contiguous to, the area represented by the map shown to the right (see Information Circular 65 for further details).

Between 31 May 2012 and 27 October 2013

on land within the area:

- of the Corporation of the City of Adelaide;
- known as Bowden Redevelopment project (Bowden Village); or
- known as 45 Park, Gilberton.



The stamp duty concession available is:

Between 1 July 2014 and 30 June 2017

Partial stamp duty concession - see Information Circular 48 and Information Circular 68 for further information.

Between 31 May 2012 and 30 June 2014

Full stamp duty concession - capped at stamp duty payable on a \$500 000 apartment (\$21 330)

Purchaser(s)

I/We

full name(s)

of

postal address

wish to apply for a stamp duty concession on the purchase of a qualifying apartment under a qualifying off-the-plan contract.

The details to support this Application are:

Apartment Details

Address

Title Reference - Volume Folio Purchase Price \$

Contract Between

and

Dated 20

Declaration Purchaser

I/We declare that the information provided on this Application is true and correct.

Applicant 1	Applicant 2
Name	Name
Signature	Signature
<input type="text" value="D"/> <input type="text" value="D"/> <input type="text" value="M"/> <input type="text" value="M"/> <input type="text" value="2"/> <input type="text" value="0"/> <input type="text" value="Y"/> <input type="text" value="Y"/>	<input type="text" value="D"/> <input type="text" value="D"/> <input type="text" value="M"/> <input type="text" value="M"/> <input type="text" value="2"/> <input type="text" value="0"/> <input type="text" value="Y"/> <input type="text" value="Y"/>

A person must not make a false or misleading statement or representation in an application made, or purporting to be made.
Maximum penalty: \$10 000 pursuant to Section 55 of the *Taxation Administration Act 1996*.

Declaration - Developer

I Director/Secretary (delete if not applicable), on behalf of

(Company), declare that the above contract represents the completed sale of a qualifying apartment pursuant to a qualifying off-the-plan contract and that the apartment is located within the eligible area.

For contracts entered into from 1 July 2014

The construction stage of the apartment, as at date of the contract, was:

<input type="checkbox"/> Stage 1 No building work commenced.	<input type="checkbox"/> Stage 2 Apartment floor slab and external walls complete.	<input type="checkbox"/> Stage 3 Apartment internal wall frames, first fix plumbing and electrical complete.	<input type="checkbox"/> Stage 4 Apartment wall and ceiling linings complete.	<input type="checkbox"/> Stage 5 Apartment joinery, tiling and second fix carpentry complete.	<input type="checkbox"/> Stage 6 Practical completion of apartment ready for occupation.
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Signature Date

A person must not make a false or misleading statement or representation in an application made, or purporting to be made.
Maximum penalty: \$10 000 pursuant to Section 55 of the *Taxation Administration Act 1996*.

Definitions

45 Park, Gilberton

Any land within the area known as 45 Park, Gilberton and comprised within Certificate of Title Register Book Volume 5114 Folio 927 or Volume 5114 Folio 955.

Apartment

A self-contained residence that is, or is to be, situated in a multi-storey residential development, but does not include a townhouse.

Bowden Village

Any land within the area where the Bowden Redevelopment project is being undertaken and identified by the Treasurer by notice in the Gazette.

Multi-storey residential development

A building of two or more storeys containing two or more independent residential premises.

Qualifying apartment

An apartment that is (or is to be) situated within, or contiguous to, the area represented by the map in Information Circular 65 (see map on page 1).

Qualifying off-the-plan contract

A contract for the purchase of an apartment entered into between 31 May 2012 and 30 June 2017 (both dates inclusive) where, at the time that the contract is entered into, the building in which the apartment is, or is to be situated:

- is a new building that is yet to be constructed; or
- is a new building for which construction has commenced and where the Commissioner of State Taxation (the "Commissioner") is satisfied that the work has not been substantially completed; or

- is an existing building where the Commissioner is satisfied that the building is to be substantially refurbished and that refurbishment:
 - is yet to be commenced; or
 - has commenced but the Commissioner is satisfied that the work has not been substantially completed.

Townhouse

A dwelling consisting of two or more storeys where the building (which may be a building joined to another building or buildings) constituting the dwelling occupies a site that is held exclusively with that building.

Further Information

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